# News of the Real Estate World

# MAY IMPROVE PLOT OF BAR ASSOCIATION

Holding Company Contemplates Improvements on 44th St .- Other Deals.

It was learned yesterday that plans are under way to put up new buildings on the property of the Association of the Bar of the City of New York at 40 West Forty-fourth street. A group of members of the association has formed a syndicate at Albany called the Forty-fourth Street Corporation to take title to the property. The law firm of Beekman, Menken & Griscom represents the new company, Mr. Beekman explained yesterday that there are plans plained yesterday that there are plans inder consideration for the improvement

of the property. The new company has a nominal capital of \$500 and the incorporators are Alfred Jaretzl, William Byrd, Bronson Wintbrop, Archibald G. Thacher and Charles K. Beekman.

The Bar Association's holdings incide the main building at 38-42 West Forty-fourth street and 43-45 West Forty-fourth street and 43-45 West Forty-furth street, a four story building on the former plot and a two story structure in the rear. The association also owns the adjoining property at 37-41 ture in the rear. The association also owns the adjoining property at 37-41 West Forty-third street, three and four story buildings. The combined properties occupy a site \$5.6 feet on Forty-fourth street and 120 feet on Forty-third street. The property is assessed at \$1.065,000, of which \$775,000 represents the value of the main building. The property is opposite the Harvard, the City and New York Yacht clubs.

## Yorkville Flat Sold.

William A. White & Sons have sold a four story tenement, 20x90, at 1243 Third avenue, adjoining the corner of Seventy-second street. It was held at \$20,000 and was sold in an all cash

## Big Flat for Old Princeton Site.

According to plans now being developed by Douglas L. Elliman & Co. the property owned by the Princeton Club at the northeast corner of Park avenue and Pifty-eighth street, which has just been sold to a syndicate, will be improved with a \$1,000,000 apartment house to be owned cooperatively by the tenants. The property fronts 75.5 feet on Park avenue and 90 feet on Fifty-eighth street, and is valued at about \$400,000.

## Sales Revealed in Transfers.

Charles Garfel purchased two four story tenements, with stores, 50.4x74, at 1891-1893 Third avenue. Bernhard Mayer sold to Mary Bayer

RROOKLYN TRANSACTIONS.

T. B. and H. W. Ackerson sold a parcei of seventeen lots on East Tweifth street, Coney Island avenue and Avenue L. for Henry W. St. John of Bay Shore, L. I. The purchaser was a client of George W. Egbert. The same brokers sold for Frederick Gleeckler the three story store and tenement at 944 Myrtle avenue, 25x199.

Buikley & Horton Co. sold 1482 Union street, a two family residence, 20x160, for May Lipskin.

The A. J. Shannon Company, Inc., sold the four story store and apartment 257 Flatbush avenue, for Mrs. Honora Hynlowics.

Hynlowics.
Martin Company leased to Nathan
Bruteman the fifth floor in 21 Smith
street.

## QUEENS BOROUGH MARKET.

## ESTATES APPRAISED.

WHALAM D. DAY, died May 20, 1920. Total estate, \$551,124; net, \$530,514. The estate is divided among eleven beneficiaries.

MARY K. BYRON, died December 21, 1920, a resident of New Jersey, leaving a net estate of \$57,590, with \$11,825 taxable in New York. Her son, Arthur W. Byron, is given the whole catate.

EDITH FARCHILD, died November 21, 1920, a resident of France, leaving a net estate of \$7,935, with \$12,290 taxable In New York. Her husband, Blair Fairchild, is given the whole estate.

# H. H. HOLLAND LEASES TENANTS BUY THREE To Pay \$100,000 for Village Flat for Five Years.

Henry H, Holland has leased from Gertrude M. Briggs, the seven story Estate Sells West Side Tax-Unadilla Apartment, 45x129, at 126 and 128 West Eleventh street, in the Greenwich Village section. The sease is for five years, at an aggregate rental of

## UPPER EAST SIDE LOFT has RENTED BY TINWARE CO. Lace Concern Takes Space in

Textile Building.

George S. Runk has leased for a term of years for E. R. Poerschke the three story loft building, 10%10, at 425 to 432 East Ninety-first street to the Enterprise Tinware Company, which will occupy the premises. The gross rental approximates \$100,000.

Roy Scherick leased in the Textile Building, Fifth avenue, Thirtieth to Thirty-first street, space on the sixteenth floor to the Scranton Lace Company for an aggregate rental of \$150,000; for Carstein & Linnekin in the Herring Building, Fourth avenue and Twenty-first street, large portion of the elsventh floor to Hoffman, Huber & Co., importers of handkerchiefs and embroideries.

Charles F. Noyes Company leased sev-

In Plat Trade

In Pla

the cost at \$222,000.

The two five story apartment houses, each on plot 40x160, at 1000 to 1004. Simpson street, near Westchester avenue, have been bought by the newly organized Abber Realty Company (A. Muschcart, B. Sher and G. C. Woolf) from the E. H. & M. Realty Company. The company is represented by John L. Bernstein, attorney.

E. Hirschberger, as president of both the newly formed Fourteen Eleven Stebbins Avenue Realty Corporation and the Fourteen Fifteen Stebbins Avenue Realty Corporation, has purchased the aparttrust law probably will be sentenced by the sentence of the sentence of

# 3D AVE. BUILDINGS

in floor to the second of the

Six corporations and ten individuals i in the terra cotta trade who pleaded guilty to violations of the Sherman anti-

Fourteen Fifteen Stebbins Avenue Realty Corporation, has purchased the apartment properties at those addresses from
the Pado Realty Company.
William Peters & Co. sold for the New
York, New Haven and Hartford Railroad Company to Samuel N. Glasscrow
the northeast corner of Tremont avenue
and Bronx street. The purchaser intends to improve the property.

IN THE AUCTION ROOM.

(14 VESEY STREET.)
By Joseph P. Day.

E 4TH ST, 389, n s. 47 e Lewis at, 2½ story
building. 24x36 Metropolitan Savings

Lot believe the offenses of the terra cotta By Joseph P. Day.

E 4TH ST, 399, n s. 47 a Lewis at, 2% story building. 24x99 Metropolitan Savings Bank versus Henry Kelm et al. A S & W Hutchins, attys; amount due, \$4.98.43; and inchineal review, of the terra cotta taxes, &c. \$312.74; to the plaintiff for business.

QUEENS BOROUGH MARKET.

M. Morgenthau, Jr., Company has made sales on its Country Club district, Jamaica Development on the Merrick road, as follows: Five lots on the Merrick road, between Central and 115th avenues, to M. and G. Harris; two lots on Merrick road in the same block, near listh avenue, to Mrs. R. McGuire, who will erect a business building and establish a tea room; two lots on Merrick road, through to 172d street, in the block between 115th and 115th avenues, to E. Verratti; six lots on the northeast corner of Merrick road and 115th avenue, through to 172d street, to John F. Digman, and two lots adjoining, through from Merrick road to 172d street, to M. Gluck.

Fred A. Thoene, who is connected with the Consolidated Gas Company, and formerly lived in Brooklyn, has purchased an apartment at 14t Twenty, first street, Jackson Heights.

ESTATES APPRAISED. The Supreme Judicial Court of the State of Maine has decreed that all the property both real and personal of the L. H. Nelson Company except deah and accounts receivable shall be sold free and clear of any and all tiens at public sale. The sale is without limit or reserve—in lots to suit probasers—to the highest bona fide blders who comply with the Decree of Court and the Terms and Conditions of Sale. The sale includes an excellent parcel of manuacturing real estate comprising a two-story and basement substantial brick building 1265 ft. on 19.683 sq. ft. of land in an exceptional location from any standpoint—as One; the fourteen independent business units—in fourteen separate lots; the distriction of the fourteen independent business units—in fourteen separate lots; the distriction of the distriction of the complete of

# MINSKOFF BUYS IN

To Build Thirteen Story Apartment on Site Between 82d and 83d Streets.

description of Moses Selig, the northwest corner of Amsterdam avenue and estate of Moses Selig, the northwest corner of Amsterdam avenue and estate stores. The property has been belief by the sellers for nineteen years and held at \$45,000.

Spear & Co. sold for the Wilson Paper Stock Company the vacant plot, containing 7,500 square feet, at 40 to 44 Bethune street, through to 353 to 48 Bethune street, therman Freeb, the purchaser, plans to great a street, a sold a plot of about nine lots on the north side of West 201st street, and Monte London acted for Mr. Minskoff.

Big Jersey Hostelry Will Be

sexecutors.

Mr. A. Kissling sold for the estate of Moses Selig, the northwest corner of Amsterdam avenue and Selicate of Moses Selig, the northwest corner of Amsterdam avenue and Selicate of Moses Selig, the northwest corner of Amsterdam avenue and Selicate of Moses Selig, the northwest corner of Amsterdam avenue and Selicate of Moses Selig, the northwest corner of Amsterdam avenue and Selicate of Minskoff will improve the sit to Thomas LeClear of Rutherford, N. J. The E. E. Perine residence on Broad Street, has been leased furnished to Thomas LeClear of Rutherford, N. J. The E. E. Perine residence on Rector Concourse and Kingsbridge road. Mr. Minskoff sult completely a street, has been leased furnished to Thomas LeClear of Rutherford, N. J. The E. E. Perine residence on Rector Pearl and Chestnut streets, has been rented to Thomas LeClear of Rutherford, N. J. The E. E. Perine residence on Rector Concourse and Kingsbridge road. Mr. Minskoff sult completely a street, has been leased furnished to Thomas LeClear of Rutherford, N. J. The E. E. Perine residence on Rector Concourse and Kingsbridge road. Mr. Minskoff sult completely a sulting from the best of the Selicate of Rutherford, N. J. The E. E. Perine residence on Rector Concourse and Kingsbridge road and Jerome avenue, which he resold. Stoday the Selicate of the Selicate of Rutherford, N. J. The Clara S. Kountze of Rutherford to Matthew W. Greek Bank. The Clara S. Ko

## Greatly Improved.

F. H. La Guardia, President of the Board of Aldermen, resigned his gavel and took the floor at the board meeting yesterday to denounce the architect of the new armory for the Eighth Coast Artillery in The Bronx.

"This building cost at least \$1,290,000 and is not entirely completed," said the President, "and yet we are asked to appropriate \$2,000 to put a new roof on the structure. I wonder if you know the architect is still holding his job. He collected a comission of \$1,000 paid for chairs in the gallery and even got paid a commission on a lamp which the commandant had to pay for himself."

A resolution addressed to the Secretary of State asking him to make representations to the British Government and that of the Irish Free State to the end that bonds of the Irish Republic might be recognized was laid on the table.

# Contending Lawyers Argue FIFTH AVENUE 338-841 On Gravity of Case. Cor. AUCTION PAGES.

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THE NEW YORK HERALD

## 1,004 HOUSES SOLD AT CHAIN STORE CONCERN RENTS PATERSON BLDG.

CAMDEN, N. J., AUCTION UPPER BROADWAY High Rental Paid for Silk City \$2,529,500 Raised So Far by Parcel—Suburban Deals. U. S. Shipping Board.

The United States Shipping Board property in Paterson, N. J., has just has sold through Joseph P. Day, aucconsummated through Murray tioneer, 1,004 ship workers houses at Apfelbaum, Inc., of Newark N. J., who Fairview, a suburb of Camden N. J., have rented the three story building, since the sale opened last Saturday af-46x246 at 224 to 228 Main street, Pat- ternoon. The total receipts of the sales erson, N. J., to the S. S. Kresge Com- so far amount to \$2,529,500. The bid-

Estate Sells West Side Tax
Byne & Bowman sold for Bing &
Byne & Bowman sold for Bing &
Bing to the S. and L. Building Corporation, Sam Minskoff president, the block form on the east side of Broadway from the least side of Broadway from Eighty-second street to Eighty-bind on the condition, Sam Minskoff president, the block form on the east side of Broadway from Eighty-second street to Eighty-bind on the bear of the broadway, 142 feet 4 inches in Eighty-bind state the manual for total rental of approximately \$1,690.

Daniel H. Jackson has resold 69, 696 and 698 Third avenue, between Thirty-bind street. The property was story business buildings, 4ixi60, to B. Goldstein, D. Breger and Joseph Newman, who have been tenants of the prometry business for a number of years. Mr. Minskoff street, because the first and Trust Company, and R. McMarsh, as executors:

J. P. and L. A. Kissling sold for the plot was rolping and broadway to be sold for improvement within the last six months, as executors:

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J. P. and L. A. Kissling sold for the min thing story hashness building. Sing Eight and trust, and the sold for improvement with a high class thirteen story apartment house, which will be his first verification of the sold for the contract of the form of intesting the first of the sold for the broadway to the sold for intesting the first of the sold for the broadway to the sold for

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